

1 **Planning Board Minutes**
2 **Tuesday, November 16, 2004**
3

4 **Memorial Building**
5 **150 Concord Street, Public Hearing Room**
6

7 Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, Andrea Carr-Evans
8 and Sue Bernstein. Also present were Jay Grande, Planning Director and MaryRuth Reynolds,
9 Administrative Assistant. Carol Spack, Clerk arrived at 7:50.

10 **Meeting was called to order at 7:40 pm**

11 **I. Approval of Minutes**

12 The Board reviewed the minutes for September 28, 2004. *Sue Bernstein moved to*
13 *approve the minutes with minor edits and corrections. Ann Welles seconded the*
14 *motion. The vote was 4 in favor 0 opposed.*

15 **II. Miscellaneous Administrative**

- 16 a. The Board discussed the out standing meeting minutes and made minute
17 assignments.
18 b. The Board discussed meeting schedule and the holiday schedule.
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20 **III. Continued Public Hearing for Site Plan Review, Special Permit for Reduction in**
21 **the Required Number of Parking Spaces, Public Way Access Permit, Samuels &**
22 **Assoc., 350 Cochituate Road, Lowe's Home Supply.**

23 In attendance were Larry LePere, David Mayer, and Joel Sklar. Paul Galvani arrived
24 late. Mike Davis and Ed Fuller consultants for the town were also present. Joel Sklar
25 updated the Board on the work that had be done since the last meeting, noting that
26 they have been working with the town consultants to come to an agreed upon site
27 plan. David Mayer reviewed the revised building design. He stated that they tried to
28 bring the building down to a pedestrian level and make the garden center appear
29 lower by making the pilasters narrower and changing the fencing color. They provide
30 3-D drawing of the building and fence samples for the Board. He briefly reviewed the
31 changes made in the site lighting. He Tom Benjamin reviewed the revised
32 landscaping plan touching on the pedestrian plaza along the connector road and the

1 meandering walkway. John Shipe review the changes to the roof lighting. Ed Fuller,
2 Landscape consultant, review the report he submitted to the Board. He stated the
3 applicant did intended to save 14 or 15 rhododendrons, but he wanted all of them
4 saved. He recommended a decorative fence to screen the loading area instead of the
5 bayberries and he would like to see lattice for ivy to grow up the side of the building.
6 He noted that overall the applicant had done a great job in responding to his requests.
7 Mike Davis, Architectural consultant, felt that the applicant had achieved an overall
8 scaled down look of the building. He stated that he supported all the changes
9 mentioned but would like to see the garden center piers changed and would support
10 the narrower ones but still had reservations on the height of the fence. The Board
11 requested the photo metrics for the garden center. The Board agreed that they would
12 like to see the garden center piers narrower. Tom O'Neil, Town meeting member and
13 chair of P&Z committee was very concerned with the request for reduction in parking
14 and would like the Board to look at the parking very closely.

15 *This hearing was continued to December 8, 2004 at 7:45 (Traffic) and December*
16 *21, 2004 at 9:00pm.*

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18 **IV. Public Hearing for Extension of Special Permit for Use, Special Permit for**
19 **Reduction in the Required Number of Parking Spaces, Special Permit for Off-**
20 **Site Parking, Special Permit for Reduced Dimensional Parking Requirements**
21 **and Site Plan Review Approval, 100 & 200 Staples Drive.**

22 Thomas Mahoney read the hearing notice into the record.

23 *This hearing was continued to December 14, 20 04 at 9:00.*

24
25 **V. ANR 119 Howe Street.**

26 In attendance was Anthony Reppucci, Owner. He stated that he wanted to divide his
27 property into two separated lots, demolish an existing 2-family house and build a
28 duplex home on each lot. Jay Grande stated that engineering had recommended
29 endorsement of the plan. The Board had questions about their authority to grant
30 approval of land that is partially in another town. The Board deferred this until they
31 can review this with Town Counsel. *This hearing was continued to November 23,*

1 2004 at 8:45.

2
3 **VI. Public Hearing for Special Permit for Use, 101 Bishop Street.**

4 In attendance was the applicant Erika Siegal, Sean Siegal and Martin Siegal. Erika
5 Siegal gave a brief presentation on the use change. The Board instructed Jay Grande
6 to draft a decision for review after the Board conducts a site visit. ***This hearing was***
7 ***continued to November 23, 2004 at 7:30.***

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9 **VII. Member Prerogatives**

- 10 a. The Board discussed the Government Study meeting on Wednesday and
11 whom they wanted to attend.
12 b. The Board discussed the Natick Planning Board hearing on the Mall
13 Expansion.

14
15 **V. Executive Session**

16 *Ann Welles moved to go into executive session for the purpose of discussing*
17 *litigation on Natick Mall, Brimstone, and Nexum and then to leave executive*
18 *session to adjourn the regular meeting. Andrea Carr-Evans seconded the motion. A*
19 *roll call vote, all in attendance voted yes.*
20 *Ann Welles moved to leave executive session. Carol Spack seconded the motion.*
21 *Roll call vote, all in attendance voted yes.*

22
23 **VI. Meeting adjournment**

24 *Andrea Carr-Evans moved to adjourn. Ann Welles seconded the motion. The vote*
25 *was 5 in favor 0 opposed.*

26 *Meeting adjourned at 11:15pm.*

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28
29 Respectfully submitted,

30 Mary Reynolds

1 Recording Secretary

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4 ****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE**

5 **PLANNING BOARD MEETING OF DECEMBER 21, 2004.**

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Thomas Mahoney, Chairman